

ZONE CHANGE APPLICATION:

Z-3-2008

L. Thad and Judith Bangerter

6536 West 3270 South

A Zone to R-1-8 Zone

The applicants, Thad and Judith Bangerter, request that a roughly 2 foot by 224 foot (521 square foot) portion of their 5.8 acre parcel be rezoned from A to R-1-8. The portion adjoins a parcel zoned R-1-8 to the north that is also owned by the applicants. The newly zoned property will provide the applicants with enough area to subdivide the northern parcel into two residential lots. The remaining portion of the 5.8 acre parcel is to remain in the A zone.

The applicants proposed minor subdivision will require the extension of 6536 West, an existing stub street. Although the extended street will be 223 feet in length, the West Valley City Fire Marshal does not object to the proposed extension and will not require a turnaround. When the 5.8 acre parcel is developed in the future, the stub street will connect with Gala Way (3360 South), an existing stub street in the Celebration #4 subdivision.

The rezone will facilitate residential development that is consistent with the existing uses along 3270 South.

The subject parcel is currently designated as “large-lot residential” on West Valley City’s General Plan map. The proposed minor subdivision is currently designated “low density residential” on the General Plan Map.

Staff Alternatives

1. **Approval.** The proposed rezone will not have significant land use implications for the neighborhood. The addition of two houses along 3270 is consistent with the street character.
2. **Denial,** on the grounds that the proposed extension of 6536 West would exceed the maximum 180 feet allowed for a stub street.
2. **Continuance,** pending additional information and further review from the Planning Commission.

Applicant:

Thad and Judith Bangerter
4433 West 3100 South
West Valley City, UT 84120

Representing Applicant:

Paul Watson
12439 S. Doreen Dr.
Riverton, UT 84065

Opposed:

Leo Ellis
3286 S. 6500 W.
West Valley City, UT 84120

Discussion: Frank Lilly presented the application. Leo Ellis, a neighbor bordering the property, explained that he has an alfalfa field that may be impacted by this change. He stated that he would like an enclosure placed between the properties that is more sufficient than the existing chain-link fence. Chairman Woodruff explained that there is nothing in the West Valley City ordinance that addresses the need to require fencing for this type of application. Frank Lilly agreed and added that this phase of the application is the zone change portion and the applicant will need to return to the Planning Commission with site plans and designs in the future. Mr. Ellis expressed concern about dust and noise negatively affecting his property. Chairman Woodruff explained that all the ordinances must be obeyed regarding these potential problems.

Paul Watson, the engineer representing the applicant, explained that most of the land will still be kept agricultural and the applicant will likely come back in a year or two to develop the portion being rezoned. Mr. Watson also explained that the applicant will adhere to dust control ordinances as well as the Clean Water Act and Clean Air Act, etc.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – Z-3-2008– Approved